

WAUKEGAN PLANNING & ZONING COMMISSION
MINTUES
April 14, 2016

1.0 Roll Call

PRESENT: Anderson, Rodriguez, Dye, Griffin, Grimes, Bartos, Kolber, Garcia, Haug

ABSENT: None

2.0 Approval of March 10, 2016 Minutes

Motion by Commissioner Grimes and seconded by Commissioner Griffin to approve the minutes of the March 10, 2016 Planning & Zoning Commission meeting.

AYES: All NAYES: None

3.0 Audience Time

None

4.0 Old Business

Motion by Commissioner Griffin and seconded by Commissioner Grimes to seat Commissioner Kolber at 7:01PM.

AYES: All NAYES: None

4.1 Zoning Calendar #2491

Petitioner: Kaplan Environmental Services/Paul Revere Mortgage

Location: 2800 Northwestern Avenue

Request: Conditional Use Permit for an Asphalt Recycling Facility

Withdrawn, property owner and applicant could not come to an agreement on the property lease/sale.

5.0 New Business

5.1 Zoning Calendar #2496

Petitioner: SDC Waukegan Venture, LLC/Pendulum Waukegan, LLC

Location: 980 S. Waukegan Road

Request: Preliminary and Final Plat of the Resubdivision of Lot 1 in the
Resubdivision of Lot 4 in the Resubdivision of Lot 2 in Fountain Square

Items 5.1 and 5.2 are presented together as they are related. Petitioner representative Jason Smith presents and explains both items. Jason describes the property and the request to subdivide the current lot into two developable lots. Jason explains that the northern of the two new lots is ready to be developed into a 4 unit retail strip center and the southern lot will be developed at a later date.

The architect of the 4 unit retail strip center, Lucian Lang, describes the construction and the design of the proposed building as well as the site layout.

Motion by Commissioner Griffin and seconded by Commissioner Dye to seat Commissioner Anderson at 7:12PM.

AYES: All NAYES: None

Commissioner Bartos- My biggest concern is that this development is compatible with the design of the existing buildings of Fountain Square.

Jason Smith- Yes we have made the effort to match this to the existing development style while also having its own identity.

Commissioner Haug- The color scheme is kind of hard to determine in the print outs we received.

Lucian Lang- It will be white brick with off white accents, beige and tan EIFS, and black awnings.

Commissioner Bartos- Have the specifics of signage been worked out yet?

Jason Smith- We still need to finalize our tenants before we present our final sign package.

Commissioner Haug-Where will the mechanicals be placed?

Lucian Lang- Mechanicals will be in the rooftop, and they will be screened with a parapet wall.

Commissioner Dye- By subdividing this lot, are we restricting future development making the lots too small, is the second lot developable.

Russ Tomlin- We are comfortable with the lots they are both developable and similar in size to the other lots along that stretch of development.

Staff report- Staff recommends approval of both items 5.1 and 5.2.

Chairman Rodriguez opens the meeting up to anybody in favor of items 5.1 and 5.2.

None

Chairman Rodriguez opens the meeting up to anybody in opposition of items 5.1 and 5.2.

None

Motion by Commissioner Kolber and seconded by Commissioner Griffin to recommend to the City Council the approval of Zoning Calendar #2496, a Preliminary and Final Plat of the Resubdivision of Lot 1 in the Resubdivision of Lot 4 in the Resubdivision of Lot 2 in Fountain Square, subject to the conditions outlined by staff

AYES: All NAYES: None

5.2 Zoning Calendar #2497

Petitioner: Pendulum Waukegan, LLC

Location: 980 S. Waukegan Road

Request: Site Plan Approval of an Inline Retail Development with Four Tenant Spaces

Motion by Commissioner Garcia and seconded by Commissioner Kolber to recommend to the City Council the approval of Zoning Calendar #2497 a Site Plan Approval of an Inline Retail Development with Four Tenant Spaces, subject to the conditions outlined by staff

AYES: All NAYES: None

6.0 Conditional Use Permit Reviews

None

7.0 Adjournment

Motion by Commissioner Garcia and seconded by Commissioner Bartos to adjourn the April 14, 2016 Planning & Zoning Commission meeting.

AYES: All NAYES: None